K 1972

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,600.00
- - - - - - - - - - - - - SIXTEEN HUNDRED AND NO/100 - - - - - - - - - - - - DOLLARS

cash in hand paid by John Aubrey Sharpe and wife, Eather Mai Sharpe, the receipt of which is hereby acknowledged,

we, Lee William Allen and wife, Edith Margaret Allen

have bargained and sold, and by these presents do transfer and convey unto the said John Aubrey Sharpe and wife, Eather Mai Sharpe, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being a part of Lot No. 98 on the Map of Bluefields Subdivision of record in Book 843, page 34, Register's Office for said County, and described according to a survey made by L. D. Justice, September 5, 1940, as follows:

Beginning at a point in the south line of said Lot 98 shown on the said plan at the southwest corner of the property conveyed to Georgia Marie Williams by deed of record in Book 1344, page 556, said Register's Office, being the southeast corner of the tract and being in Neiderhauser's north line; thence south 56° 20' west 615 feet to a post; thence north 61° 59' west 103.5 feet to a stake at the southwest corner of the property conveyed to E. T. Ragsdale and wife, of record in Book 1511, page 359, said Register's Office; thence with Ragsdale's south line, north 42° 25' east 888 feet to a stake in a 15-foot right-of-way being in the westerly line of the Williams Land above mentioned; thence with Williams' west line South 0° 3' West 364.8 feet to the beginning, containing 4.04 acres more or less.

Being the same property conveyed to Lee William Allen and wife, Edith Margaret Allen, by deed from Clarence L. Helms and wife, of record in Book 1417, page 64, said Register's Office.

Subject to a right-of-way of the land of the said Clarence Helms, along the east boundary line of his tract, it being servient tract; said roadway to be 15-feet wide, and also free access to the spring with free right-of ingress and egress to said spring, which was granted unto the grantors herein in the above mentioned deed and which is hereby transferred and conveyed unto the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Aubrey Sharpe and wife, Eather Mai Sharpe, their heirs and assigns, forever.

And we do covenant with the said John Aubrey Sharpe and wife, Eather Mai Sharpe, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Lee William Allen and wife, Edith Margaret Allen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Aubrey Sharpe and wife, Eather Mai Sharpe, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th day of April, 19 51.

Lee William Allen.
Edith Margaret Allen.

STATE OF TENNESSEE
Davidson County

Personally appeared before me Lawrence D. Richards, a Notary Public in and for said County and State, the within named Lee William Allen and wife, Edith Margaret Allen

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 19 51.

Commission expires May 1, 1954

Lawrence D. Richards
Notary Public

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